042.A Map | 0001 Block | 0042.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 774,600 | / | 774,600 |
| USE VALUE: | 774,600 | / | 774,600 |
| ASSESSED: | 774,600 | / | 774,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 40 | -42 | WEBSTER ST, ARLINGTON |

## OWNERSHIP

Unit #: 42

| | |
|---|---|
| Owner 1: | HARIHARAN SAHASRANAM |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 42 WEBSTER ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | LEYNE BRENDAN T - |
| Owner 2: | SHANNON ROBERT O III - |
| Street 1: | 42 WEBSTER ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1702 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 771,300 | 3,300 | | 774,600 |
| Total Card | 0.000 | 771,300 | 3,300 | | 774,600 |
| Total Parcel | 0.000 | 771,300 | 3,300 | | 774,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.11 /Parcel: 455.11

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 290333

**GIS Ref**

**GIS Ref**

**Insp Date** 06/14/18

!15525!

## PREVIOUS ASSESSMENT

Parcel ID: 042.A-0001-0042.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 102 | FV | 771,300 | 3300 | . | | 774,600 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 748,900 | 3300 | . | | 752,200 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 737,700 | 3300 | . | | 741,000 | 741,000 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 662,900 | 3300 | . | | 666,200 | 666,200 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 587,100 | 3300 | . | | 590,400 | 590,400 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 535,800 | 3300 | . | | 539,100 | 539,100 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 535,800 | 3300 | . | | 539,100 | 539,100 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 487,600 | 3300 | . | | 490,900 | 490,900 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 20:54:25 |

**LAST REV**

| Date | Time |
|---|---|
| 06/29/21 | 13:36:01 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 15525

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| LEYNE BRENDAN T | 50047-451 | | 8/31/2007 | | 472,150 | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/29/2021 | USPS | MM | Mary M |
| 6/14/2018 | Measured | DGM | D Mann |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 28767 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 7939 | | | | | | | | | | | | | G9 | | | |

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 99 - Condo Conv | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1923 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G9 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | M - Multi-Level |
| % Own: | 54.000000000 |
| Name: | |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 4.6 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 305.00 |
| Size Adj.: | 1.26692128 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 382.509 |
| Other Features: | 84000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 808533 |
| Depreciation: | 37193 |
| Depreciated Total: | 771340 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 420.76 |
| Special Features: | 0 | Val/Su Net: | 453.17 |
| Final Total: | 771300 | Val/Su SzAd | 453.17 |

## SKETCH

UnSketched SubAreas:
GLA: 1702,

Sum Area By Label :

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 1,702 | 382.510 | 651,030 |
| Net Sketched Area: | | 1,702 | Total: | 651,030 |
| Size Ad | 1702 | Gross Area | 1702 | FinArea 1702 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

042.A-0001-0042.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 10X20 | A | AV | 1923 | 27.50 | T | 40 | 102 | | | 3,300 | | | 3,300 |

More: N | Total Yard Items: 3,300 | Total Special Featues: | Total: 3,300

## IMAGE

AssessPro Patriot Properties, Inc